

**City of Alamo Heights**  
**ARCHITECTURAL REVIEW BOARD**  
**MINUTES**  
April 21, 2015

The Architectural Review Board held its regularly scheduled meeting at the Council Chambers of the City of Alamo Heights, located at 6116 Broadway St, on Tuesday, April 21, 2015, at 5:30 p.m.

Members present and composing a quorum of the Board:

John Gaines, Acting Chairman  
Mary Bartlett  
Al Honigblum  
Mike McGlone  
Phil Solomon

Members absent:

Paul Fagan, Chairman  
Grant McFarland

Staff present:

Jason B Lutz, Director of Community Development Services  
Lety Hernandez, Planner  
Eli Briseno, Combination Inspector

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The meeting was called to order by Mr. Gaines at 5:35p.m.

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Mr. Honigblum moved to approve the minutes of March 17, 2015 as presented. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Honigblum, Solomon

AGAINST: None

Mr. Honigblum moved to hear Case 579 F last as the applicant was not present. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Gaines, Bartlett, Honigblum, Solomon

AGAINST: None

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**Case No. 579 F – Request of Patrick W Christensen, applicant, representing University of the Incarnate Word, owner, for the final design review of the proposed landscaping and lighting at the properties located at 4600 Broadway & 107, 111, and 115 Burr Rd under Chapter 2 Administration for Architectural Review.**

Mr. Lutz updated on the case and spoke regarding mitigation. The applicants will be mitigating all forty (40) inches proposed for removal. He spoke regarding the proposed roof plan and proposed rooftop units (RTU's) that will be a maximum of forty-two (42) inches tall consisting of a six (6) inch base and thirty-six (36) inch tall unit. The RTU's would not be visible from the street. External building materials were provided for viewing.

Mr. Honigblum questioned the roof slope and placement of the RTU's. The applicant responded pointing to the elevation shown as part of the presentation. Mr. Honigblum posed other questions regarding the materials provided asking where they would be used. The applicant responded.

Mr. McGlone arrived and joined quorum at 5:47pm.

Mr. Honigblum expressed his concern with the picture frame at the entry and asked Mr. McGlone how he felt about removing it. He added that if it was removed it would provide a "cleaner look". An open discussion followed regarding the look, proposed materials, and colors.

Mr. Solomon spoke regarding the proposed landscaping, particularly the treescape, adding that this project would be setting a precedent for new projects. The applicant would be limited by City Public Service (CPS) to certain types of trees to plant in the easement. Mr. Solomon asked for clarification regarding the material at the landscape buffer in the north end stating that, in general, the proposed was a good landscaping plan. He added that he was not in favor of the Desert Willow. A suggestion was made to use Cedar Elm if allowed. The applicant stated they were unsure if it was allowed and would need to check.

Mr. Gaines asked if there was some sort of oversight from inspections to ensure they would comply. Mr. Lutz responded.

Ms. Bartlett expressed her concern regarding the applicant not proposing any trees in the middle of the proposed parking lot.

Mr. Lutz asked for an alternate tree species just in case Cedar Elms were not allowed by CPS. Mr. Honigblum suggested having staff review and approve the alternates once the applicant received confirmation from CPS. An open discussion followed regarding overplanting. A suggestion was made to eliminate the Burr Oak proposed on the left side. Mr. Solomon added that a Burr Oak would span up to 75ft across when mature.

Mr. McGlone spoke regarding lighting and the applicant responded. Mr. Honigblum asked if there was one double headed light. The applicant confirmed there were one single and one double. Mr. McGlone asked where the series of S6 would be placed. An open discussion followed regarding placement and the board asked for further clarification. Mr. Gaines questioned the limitations on lighting and if the proposed would affect the neighbors.

Mr. McGlone asked if they would be reviewing signage. Mr. Lutz responded they could consider but no application had been received. Mr. Lutz went on to say that signage was typically not part of the final review but could consider since no notice was required. The board agreed to exclude the signage as part of the final review.

Mr. Solomon made a motion to approve the final review with the following stipulations: 1) The designated Desert Willows be changed to Lacey Blue Oak, 2) eliminate the Burr Oak at the entrance adjacent to the Live Oak on Burr Rd, and 3) designate weed barrier fabric be underneath the Oklahoma river rock, two (2) to four (4) inches. The motion was seconded by Ms. Bartlett.

The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

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**Case No. 581 F – Request of Christine Gear and Luis Yelez, owners, for the significance and compatibility review of the proposed structure(s) located at 302 Alta Ave under Demolition Review Ordinance No. 1860 (April 12, 2010) to demolish 100% of the existing roof and demolish 84.1% of the exterior facing walls in order to remodel and add to the existing main structure and construct a new accessory structure.**

Mr. Lutz presented the case. The owners were present and spoke regarding the proposed. Ms. Gear informed they had decided on hardi board siding. She added that their family plans on living in the proposed residence.

Mr. McGlone asked questions regarding the windows and casements. He felt that the weakest part of the design was the front porch. He suggested raising the plate lines and extending the porch to the right to break up the roofline. Mr. Gaines agreed it would create a more welcoming environment. There was a discussion regarding the scale of the house and subdividing windows.

Mr. Solomon spoke regarding recent porch-friendly renovations in the area adding that they have been recommended to be compatible with the area.

Those present and speaking regarding the case were as follows:

Nancy Nowak, 225 Alta Ave (opposed)

Ray Nowak, 225 Alta Ave (opposed)

Zach Zigler, 301 Corona (opposed)

Concerns of those present included the proposed square footage of the residence, no "cottage feel", a three-car garage, access to be able to maintain neighboring garage.

Mr. McGlone responded referencing the Residential Design Guidelines and the Cottage District designation. He informed that, ultimately, although maybe not a great product, zoning regulations dictate maximum allowed. Mr. Honigblum spoke regarding garages and zoning limitations. He added that the board had to follow the building guidelines as provided by City Council and were not able to dictate property owner rights. He added that it was unfortunate but appreciated their concerns. Mr. Gaines added that variability was part of the charm of the City and that the Cottage District did not designate square footage or size.

Mr. Gaines commended the board for working with neighbors and explaining the board's limitations and call to serve in the best way possible. He added that it was a difficult process at times but was important to balance a lot of different interests.

Mr. Honigblum made motion to declare that the existing structure as not significant and recommend the submitted as compatible with the following modifications: 1) the shed roof porch be contiguous along the front to create a porch and 2) that the garage be shifted towards the house, six (6) inches, allowing for a forty-two (42) inch setback off the adjacent neighbor versus thirty-six (36) inches. Should there be an issue with fire code that a double layer of sheetrock does not meet code, recommend approval of the plan with the proposed three (3) foot setback. Mr. Solomon seconded the motion.

The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

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**Case No. 582 S – Request of Sue Baker, applicant, for permanent signage at 5405 Broadway St (Rooms & Gardens)**

As the applicant was not present, Mr. McGlone moved to table the case for the next scheduled meeting. The motion was seconded by Mr. Solomon.

The motion was approved with the following vote:

FOR: Bartlett, Honigblum, McGlone, Solomon

AGAINST: None

Mr. Honigblum left the meeting at 7:25pm.

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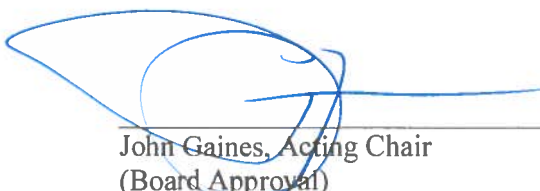
Mr. Lutz updated on recent City Council actions on previous ARB cases.

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There being no further business, Mr. Solomon made a motion to adjourn. Mr. McGlone seconded the motion. The meeting was adjourned at 7:41 p.m.

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**THE PROCEEDINGS OF THE MEETING ARE ALSO DIGITALLY RECORDED, AND THESE MINUTES ARE ONLY A SUMMARY OF THE MEETING. THESE MINUTES ARE NOT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS AND DO NOT PURPORT TO INCLUDE ALL IMPORTANT EVIDENCE PRESENTED OR STATEMENTS MADE.**

  
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John Gaines, Acting Chair  
(Board Approval)

05/19/2015  
Date Signed & Filed

  
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Lety Hernandez  
Planner  
Community Development Services